



## CITY OF MORGAN HILL

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### PLANNING COMMISSION

**TUESDAY, OCTOBER 23, 2001**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

#### COMMISSIONERS

CHAIR BARBARA SULLIVAN  
VICE-CHAIR PATRICIA MCMAHON  
COMMISSIONER GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER RALPH LYLE  
COMMISSIONER JOSEPH MUELLER  
COMMISSIONER CHARLES D. WESTON

### **REGULAR MEETING - 7:00 P.M.**

#### **\*\*\* A G E N D A \*\*\***

#### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** October 9, 2001

**CONSENT CALENDAR:**

1. **VACATION OF A PORTION OF A PUBLIC UTILITY EASEMENT ON LOT 7, TRACT NO. 6034:** Request to review vacation of a portion of a public utility easement held by the City of Morgan Hill and make a finding of consistency with the General Plan.

**Recommendation:** Adopt Resolution No. 01-78 by minute action.

**OLD BUSINESS:**

2. **ZONING AMENDMENT, ZA-01-18/SUBDIVISION, SD-01-04/DEVELOPMENT AGREEMENT, DA-01-02: MCLAUGHLIN-JONES :** A request for approval of a 9 lot subdivision of a 2.15 acre parcel located on the east side of McLaughlin Ave., north of Central Ave. in the R-2 3,500 zoning district. Also requested is the approval of a precise development plan (RPD zoning designation) and the approval of a project development agreement. A mitigated negative declaration is proposed. (APN's 726-24-002, 003, 005-007)

**Recommendation:** \_\_\_ Open public hearing and continue items to November 13, 2001.

3. **DEVELOPMENT AGREEMENT, DA-01-06: COCHRANE-COYOTE ESTATES:** A request for approval of a development agreement for Phase 6 (11 lots) of the Coyote Estates subdivision located on the north side of Cochrane Rd. west of Malaguerra Ave., in the R-1 12,000 zoning district. (APN 728-35-008-009- & 010, 728-36-001 & 10)

**Recommendation:** Adopt Resolution No. 01- 79, approving request.

4. **DEVELOPMENT AGREEMENT, DA-01-07: COCHRANE-MISSION VIEW:** A request for approval of a development agreement for Phases 5 & 6 (15 & 9 units respectively) of the Mission Ranch subdivision located on the south side of Cochrane Rd., east of Mission View and west of Peet Rd. in the R-1 7,000 zoning district. (APN 728-32-

001, 002, 003, & 728-33-001)

**Recommendation:** Adopt Resolution No. 01-80, approving request.

5. **ZONING AMENDMENT, ZA-01-05: MONTEREY-SOUTH VALLEY DEVELOPERS:** A request to amend the CG-General Commercial zoning district to Planned Unit Development on a 6.22-acre site at the intersection of Cochrane Rd. and Monterey Rd. (APN 764-10-004)

**Recommendation:** Motion to table the application.

**OTHER BUSINESS:**

6. **MULTI-FAMILY VACANCY RATE REPORT:**

\_\_\_\_\_ **Recommendation:** Approval of Multi-Family Housing Vacancy Rate Report by minute action.

7. **HOLIDAY MEETING SCHEDULE:** Staff discussion with Commission regarding its meeting schedule for the months of November and December.

\_\_\_\_\_ **Recommendation:** Discussion

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE NOVEMBER 13, 2001 MEETING:**

- **USA-01-02: Hale-Catholic High School**
- **GPA-01-04: Hale-Catholic High School**
- **ZA-01-09: Hale-Catholic High School**
- **ANX-01-03: Hale-Catholic High School**
- **ZA-01-03: Hale-Glenrock/Shea Homes**
- **UP-01-05: Monterey-ARCO**
- **UP-01-03: E. Dunne-Victorious Christian Center**
- **VAR-01-03: Silverwings-Ansuini**
- **EOT-01-06: Christeph-Kosich**
- **RDCS Quarterly Report**
- **Schedule for upcoming Measure P Competition**

**ANNOUNCEMENTS**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

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**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

